

**Appendix U: Mitigated Negative Declaration and Initial Study for
the Chula Vista I Unit**

Mitigated Negative Declaration

PROJECT NAME: PEAK LOAD POWER PLANT
PROJECT LOCATION: 3497 Main Street, Chula Vista, CA
ASSESSOR'S PARCEL NO.: 629-06-204
PROJECT APPLICANT: PG&E Dispersed Generation, LLC
CASE NO.: IS-00-39 **DATE:** June 23, 2000 (Revised 7/20/00 to reflect comments from RCC meeting of 7/17/00)

A. PROJECT SETTING

The project site is located at 3497 Main Street in the City of Chula Vista, CA. The property consists of one legal parcel (APN 629-062-04-00) that has no frontage on Main Street. The property is approximately 835 feet south of Main Street. A 20'± private easement road provides access to the site. The road is partially paved.

On-Site Land Use

The site is currently used as an operation and storage site by three small businesses – a house moving equipment company, a sandblasting equipment company, and an auto towing company. Structures on-site include (1) a high-bay steel garage 43' x 14' x 18' high, (2) a 10' x 10' office/toilet building, and (3) a small 10' x 15' x 9 high portable, wooden office building on the southern portion of the property. A security fence surrounds the property.

The entire site has been graded and some areas improved with pea gravel or coarse sand. The southern portion of the site has been filled with imported soils. The site drains to the south into the Otay River, and to the west into a drainage swale that empties into the Otay River.

A 20'± sewer easement crosses the northern end of the site. A covered manhole is located near the western property line. Water from the Sweetwater Authority is available in the access road a few feet south of Main Street. A north-south 69 kV power line is located along the eastern property line.

Surrounding Land Uses

The properties to the north and east are occupied by auto storage and wrecking yards. The property to the west is vacant, but was previously used as a trailer storage yard. The surrounding area south of Main Street is characterized by similar auto storage and dismantling activities. A single-family home residential area is located across the vacant lot to the west. The Otay River is located along the property's southern boundary.

B. PROJECT DESCRIPTION

The planned facility would consist of one natural gas twinpack combustion turbine, gas compressor, electrical generator, and associated equipment. An underground gas pipeline in the access road would connect to the existing gas pipeline in Main Street. No fuel would be stored on site. The site is not proposed to be paved.

The air-cooled gas turbine (approximately 70 feet in length, 15 feet wide and 11 feet high) would be within an enclosure 100 feet in width, 80 feet long and 25 feet high. Water use would be limited to on-site domestic use, inlet chilling and combustor water injection (if utilized). Small cooling towers would be required for the inlet chilling system. The turbine would be fitted with air pollution control equipment, noise suppression devices and exhaust stack. The Selective Catalytic Reduction (SCR) air pollution control equipment would use ammonia injection and be approximately 70 feet in length, 35 feet wide and 40 feet high. The exhaust stack would be 15 wide, 20 long and 45 feet high. A nuisance fluid (turbine and gear box seepage) collection system

and storage vault would be located within the turbine enclosure. The fluids would be removed by a licensed disposal firm on an as-needed basis.

An on-site electrical substation would transform the electric output to 69,000 volts. The facility would tap into the existing 69,000-volt line along the eastern edge of the site. This overhead 69,000-volt transmission line may require upgrading with larger, higher capacity, wires. If required, San Diego Gas and Electric would be responsible for the re-wiring.

The facility would be unmanned and remotely operated by PG&E Dispersed Generating Company control center personnel. PG&E DG personnel or a local subcontractor would routinely inspect, service and maintain the facility. It is anticipated that operating and maintenance personnel would visit the facility 2 to 3 times per week. Vehicular traffic would be limited to operating and maintenance vehicles. Major overhauls of the turbine generators and pollution control equipment would occur every two years and require 2 to 3 weeks to complete by a crew of 10 to 15 technicians.

Grading and Drainage

The project site is a graded pad adjacent to the Otay River. Finish grading required for the project involves 2,578 cu.yds of earthwork. The maximum cut slope height would be four feet at the project site entrance.

Existing on-site drainage pattern flows southerly to the property line and westerly into a drainage swale that empties into the Otay River. The existing drainage swale is part of the City of Chula Vista storm drain system that conveys runoff from north of Main Street to the Otay River. This storm drain system would remain in its current condition with no alterations.

The proposed grading would direct surface runoff to a catch basin with a built-in filtration system in the southwest corner of the site. An 18-inch RCP storm drain would convey surface runoff to a headwall and energy dissipator located in an existing drainage swale immediately southwest of the project site. Development of the site would result in a negligible increase in the rate of surface runoff. The site would not be paved with impervious surfaces.

Stormwater Management

The facility will have two containment areas and a containment pond to minimize the potential release of non-storm water materials (transformer oil, aqueous ammonia) into the Otay River. The aqueous ammonia tank and electrical switchyard containment areas would be sized to hold 150% of the tank volume of ammonia and electrical transformer oil, respectively. The containment areas would also be sized to hold 150% of the rainfall falling within a containment area during a 100-year storm event. The switchyard facility, containing transformers filled with non-PCB oil, would be surrounded by a containment dike. In the event that an oil leak occurs, all oil would be contained within the diked area. The 12,000-gallon aqueous ammonia tank would also be enclosed within a containment dike. In the event of an ammonia tank leak, all ammonia would be contained within the diked area. The plant operator/maintenance personnel would inspect the containment areas during their normal plant inspections. In the event of an oil or ammonia leak, the containment basins would be pumped out and disposed of as required County of San Diego Department of Environmental Health (DEH) and Regional Water Quality Control Board (RWQCB) regulations.

The switchyard and ammonia tank containment areas would be connected to a containment pond designed to prevent the release of non-storm water materials into the storm water drain system. The plant operator/maintenance personnel would inspect the switchyard and aqueous ammonia containment areas during and after rainstorms. If oil or ammonia are not present, the storm water in the containment areas would be released into the containment pond. Storm water collected in the diked containment areas would be pumped into a tank truck for removal from the site as required by City, DEH, and RWQCB regulations.

After storm water is transferred to the containment pond it would be inspected a second time for oil, ammonia or other contaminants. If none are present, the operator/maintenance personnel would open the valves releasing the storm water into the sewer system. If contaminants are present, the containment pond would be pumped out and the materials disposed of as required by City, DEH, and RWQCB regulations.

The facility will be required to obtain a State Industrial Activities Storm Water General Permit as required by Federal Regulations (40CFR, Parts 122, 123, and 124) that implement the Clean Water Act of 1987. The goal of the permit is to reduce or eliminate stormwater pollution and other impacts to surface waters from industrial sites. The stormwater permit requires operators of industrial facilities to develop a Stormwater Pollution Prevention (SWPP) Plan. The Plan would identify existing and potential sources of stormwater pollution, and describe how the facility would reduce or eliminate the potential for stormwater pollution. The SWPP Plan would outline the facilities stormwater contaminant assessment (high quantities of suspended solids). The plan would display a stormwater site map identifying drainage patterns, discharge structures and points, paved areas and buildings, areas of pollutant contact, and areas with soil erosion potential. The plan would include Best Management Practices (BMP's) to reduce the potential for stormwater pollution that include good housekeeping, preventive maintenance, spill clean-up procedures, stormwater flow control features, and employee training. The plan would identify practices and facility features designed to control pollution at its source. Another requirement is the development and implementation of a stormwater-monitoring plan in conjunction with the SWPP plan. PG&E Dispersed Generating Company would work closely with the Regional Water Quality Control Board (RWQCB) to determine BMP's and identify the most effective way to design features to control potential storm water contamination.

C. COMPLIANCE WITH ZONING AND PLANS

The facility is designed to be consistent with all governmental codes and regulations, including the Chula Vista IL industrial zone, conditions that may be included in the Conditional Use Permit, the conditions of the San Diego Air Pollution Control District Authority to Construct and Permit to Operate, and San Diego County Department of Environmental Health Permit for the ammonia storage tank.

D. IDENTIFICATION OF ENVIRONMENTAL EFFECTS

An Initial Study conducted by the City of Chula Vista (including the attached Environmental Checklist form) determined that the proposed project will have significant environmental biological resources and noise effects that can be mitigated to a less than significant level, and the preparation of an Environmental Impact Report will not be required. This Mitigated Negative Declaration has been prepared in accordance with Section 15070 of the State CEQA Guidelines.

Biological Resources

The project site was surveyed by Vincent N. Scheidt, biological consultant, on March 21 and April 29, 2000. The site and adjacent areas were surveyed each day, with particular attention given to areas where riparian birds were most likely to be found. The site is devoid of vegetation except for exotic plant material located in the drainage swale along the western property boundary. No animal species are present on-site. The site has not served as a wildlife dispersal corridor because the property has been fenced for several years. The area immediately south of the project site is a heavily vegetated riparian habitat associated with the Otay River. The Otay Valley Regional Park Concept Plan and the City of Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan identifies the adjacent area as "open space/preserve area."

Riparian woodland vegetation is present immediately beyond the southern fence line of the property. Indicators in this habitat include Black and Arroyo Willow (*Salix gooddingii*, *S. lasiolepis*), Mule Fat (*Baccharis glutinosa*), San Diego Marsh Elder (*Iva hayesiana*), American Bulrush (*Scirpus olneyi*), and Cattails (*Typha latifolia*). Also present in and along the periphery of the riparian area are noxious and weedy species, including Castor Bean (*Ricinus communis*), Tamarisk (*Tamarix*), Giant Wild Reed (*Arundo donax*), Indian Rice Grass (*Oryzopsis miliacea*), and others. These have degraded the riparian habitat to a degree, although this wetland is still of regional significance to area wildlife.

The only animals associated with the project site itself are locally common species, such as Housefinch (*Carpodacus mexicanus*), English Sparrows (*Passer domesticus*), House Mouse (*Mus musculus*), Western Fence Lizards (*Sceloporus occidentalis*) and other vertebrates that are tolerant of or dependent upon development. The riparian area, however, supports a diversity of native species, including Song Sparrows (*Melospiza melodia*), Yellow Warblers (*Dendroica petechia*), Least Bell's Vireos (*Vireo bellii pusillus*), and others.

Utilization of the site will have no direct, adverse impacts to area wildlife or sensitive species. Only insignificant impacts, as defined by CEQA, to locally common species and weeds will result from site development. However, indirect impacts are considered potentially adverse and significant, as defined by CEQA. A number of obligate riparian songbirds were detected during the surveys for this report, including several sensitive species, and others are anticipated to occur in this area. These species could be adversely affected by noise created by the construction of the proposed power generating facility. Mitigation measures listed in the attached Mitigation Monitoring and Reporting Program would reduce the potential impacts to a less than significant level.

Noise

Noise sources associated with the proposed project can be identified within three categories: (1) construction noise; (2) mobile noise sources, generally consisting of noise from cars and trucks; and (3) stationary mechanical equipment operation. The Chula Vista Municipal Code exempts construction and demolition activities from its exterior noise level limitations. However, most municipalities consider construction activities on Sunday or Nighttime as intrusive. Construction noise will usually exceed typical background noise levels but will generally be for a short term and will generally occur during daytime hours on weekdays and Saturdays. Mobile noise sources after construction is completed will consist of operations and maintenance vehicles that will contribute negligible overall noise to the area and will not further be considered.

Noise from the stationary mechanical equipment will come from five dominant sources:

- The two separate engine air intakes and single turbine exhaust. Full acoustic data is not currently available for these engines; however, initial engineering estimates are for each of these three openings generate about 140 dB(A) directly at the opening.
- Direct noise radiation from the equipment, a currently unknown sound level, is estimated to be a maximum of 105 to 115 dB(A).
- The high pressure reciprocating natural gas compressor is estimated to operate at 100 dB(A) at a distance of 10 feet from the unit. This is based on data taken at other natural gas compressors. The manufacturer will supply actual data at the time of unit specification.
- The high volume air blower for generator cooling is estimated it to operate at 100 dB(A) at intake and exhaust openings. Full acoustic data is not currently available for the blower.
- Noise data for the absorption chillers and pumps, to be located inside the turbine enclosure, is not currently available. The manufacturer will supply sound data at the time of unit specification.

The stationary mechanical equipment could produce noise levels as high as 130 dB(A) at the property line if noise control measures are not included in the plant design. Precise noise data for each component in the plant is not available at this time because specific pieces of equipment to be installed have not been selected. Consequently, it is not possible to provide a final noise control system design at this time.

A variety of conventional noise reduction techniques would be included in the plant design. Noise reduction techniques would be installed, as needed, to reduce noise levels to 60 dB at the property line. Noise reduction techniques that would be utilized have noise reduction characteristic as follows:

<u>Technique</u>	<u>Noise Reduction</u>
In Line Silencer	2 to 5 dB per foot
Louvers	10 to 20 dB per unit
Lined Right Angle Turns in Ducts	4 to 8 dB per turn
Lined Covers at Inlet/Exhaust	4 to 8 dB (one per unit)
Noise Containment Walls	6 to 18 dB per unit

PGEF Dispersed Generation, LLC

Peak Load Power Plant

Note: The actual values of sound reduction are frequency and unit dependent. These values are intended only as an overview of capabilities.

As can be seen from the above list, 20 feet of silencer at 3 dB per foot (60 dB) plus two right angle turns (6 dB / turn), a louver (15 dB), and a cover (6 dB), provide approximately 93 dB reduction in noise. Therefore, noise from each of two combustion engine inlets at 140 dB(A) should be reduced to 47 dB(A). While this is relatively quiet, it should be noted that if all of the individual noise generating components are summed after reduction to an equivalent level for the five known listed noise generating components listed above, the sum of the noise would equal almost 57 dB(A). This analysis is not intended as a final description of techniques for this project. The final analysis would include specific details including full frequency analysis for each system component.

Portions of the project require special consideration for the noise mitigation systems. These include:

- The 900-degree (Fahrenheit) system exhaust. This will require silencing systems designed to ensure ongoing system functionality.
- The high-pressure natural gas compressor. The State of California mandates open-air ventilation requirements; these must be maintained by the noise quieting system.

A six-step mitigation program has been prepared that assures compliance with the City of Chula Vista Noise Ordinance standards and the 60 dB(A) guideline contained in the City of Chula Vista draft MSCP Subarea Plan. The six-step mitigation program is contained in the attached Noise Mitigation and Monitoring Program. A final set of mitigation measures will be formulated during the design and construction phase to address precise noise data from each component piece of equipment to be installed. Implementation of the specific noise attenuation mitigation program would reduce noise impacts to 60 dB(A) at the property line and result in a less than significant level of noise impact.

E. MITIGATION NECESSARY TO AVOID SIGNIFICANT IMPACTS

Project-specific mitigation measures are required to reduce potential environmental impacts identified in the Initial Study to a less than significant level. The mitigation measures will be made a condition of approval, as well as requirements of the attached Mitigation Monitoring and Reporting Program (Attachment "A").

I agree to implement the mitigation measures required as stated in the Mitigation Monitoring and Reporting Program attached to this Mitigated Negative Declaration.

Costa V. P.
Name, Title

7/28/00
Date

F. CONSULTATION**1. City of Chula Vista:**

Bryon Estes, Redevelopment Coordinator
Miguel Tapia, Senior Community Development Specialist
Benjamin Guerrero, Environmental Projects Manager
Marilyn R. F. Pongeggi, Environmental Review Coordinator
Captain Edward Thomas, Fire Marshall
Samir Nuhaily, Engineering Department
Beverly Blessent, Planning Division
Ralph Leyva, Engineering Department
M.J. Donnelly, Engineering Department
Scott Harris, Plans Examiner
Elizabeth W. Hull, Deputy City Attorney

Applicant's Agent:

Dale Mesplé.

Biological Consultant

Vincent N. Scheidt (Douglas Eilar and Associates)

Acoustician

Charles Terry (Douglas Eilar and Associates)

2. Documents

Chula Vista General Plan (1989) and EIR (1989)

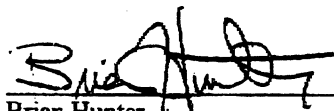
Title 19, Chula Vista Municipal Code

Biological Survey Report, (May 2000) Vincent N. Scheidt, Biological Consultant

Noise Impact Analysis, (May 24, 2000) Douglas Eilar & Associates, Env'l & Acoustical Consultants

G. INITIAL STUDY

This environmental determination is based on the attached Initial Study, any comments received on the Initial Study and any comments received during the public review period for this negative declaration. The report reflects the independent judgement of the City of Chula Vista. Further information regarding the environmental review of this project is available from the Chula Vista Planning Department, 276 Fourth Avenue, Chula Vista, CA 91910.



Brian Hunter
Planning & Environmental Manager, CD

Date: 6-23-00

MITIGATION MONITORING AND REPORTING PROGRAM									
Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
				Pre Const	During Const	Post Const	Initials	Date	
	BIOLOGY								
1	Temporary noise barriers shall be incorporated into the construction plans. These barriers shall be used if construction occurs during the period from 15 February to 15 August. No construction noise reduction measures are required during the period from 16 August to 14 February.	Field Inspection		X	X		Applicant		
2	If construction requires the removal of the chain link fence which currently surrounds the proposed development area, temporary construction fencing shall be erected at the location of the fence to be removed. This temporary fencing shall be installed immediately following removal of the existing fence. Permanent chain-link fencing shall be erected to replace the construction fence at the same location. The location of both the temporary and permanent fences shall be established in the field and verified in writing by a biologist to the satisfaction of the Environmental Projects Manager, CD City of Chula Vista.	Field Inspection & Letter Report to City		X			Applicant		
3	At the completion of construction, a biologist shall survey the project site and surrounding area. A report shall be submitted to the Environmental Projects Manager, CD noting the condition of the riparian habitat in the area prior to and following construction. The report shall also verify that noise barriers were used if any construction occurred during the period from 15 February to 15 August.	Field Inspection		X	X		Applicant		

MITIGATION MONITORING AND REPORTING PROGRAM									
Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments
				Pre Const	During Const	Post Const	Initials	Date	
	NOISE								
1	Prior to the commencement of construction, an acoustical analysis of the final plant design shall be completed to the satisfaction of the City of Chula Vista. The analysis shall be based on the manufacturer's data or engineering estimates for major noise generating sources (engine air intakes, turbine exhaust, high pressure natural gas compressor, high volume air blower, absorption chillers, pumps, and direct equipment noise radiation). The analysis will document project features that will achieve 60 dB(A) at the property line.	Field Inspection		X	X		Applicant		
2	<p>Acoustical tests of the plant shall be completed as soon as practical during the construction period. Additional noise control measures shall be implemented if the measured sound levels at the property line exceed 60 dB(A). Noise monitoring procedures are as follows:</p> <ul style="list-style-type: none"> Acoustical consultant will utilize a Type I (Precision) or Type 2 (General Purpose) Sound Level Meter meeting the requirements of the latest revision of American National Standard Institute (ANSI) S1.4. Specification for Sound Level Meters. Use calibrated sound level meters, microphones, and calibrators with certified laboratory conformance per the manufactures specifications. Acoustical instruments should be field calibrated according to the manufacturer's specifications, prior to and following use. All measurements will use the A-weighting network and the SLOW response of the sound level meter unless otherwise specified. Impulsive or impact noises will be measured using the C-Weighting network and the FAST response of the sound level meter. All measurement microphones will be fitted with an appropriate windscreen, and measurements will be taken at least six feet away from the nearest reflective surface. Noise level measurement periods for intermittent noise shall be a minimum of 15 minutes. 	Field Inspection			X		Applicant		

MITIGATION MONITORING AND REPORTING PROGRAM										
Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification			Responsible Party	Completed		Comments	
				Pre Const	During Const		Post Const	Initials		Date
	NOISE (cont'd)			Pre Const	During Const	Post Const				
2 (cont'd)	<ul style="list-style-type: none">If, in the estimation of the Noise consultant, outside noise sources contribute significantly to the measured noise level, the measurements will be repeated with the same outside source contributions when construction is inactive to determine the background noise level.Noise monitoring locations will be clearly identified on a drawing	Field Inspection			X		Applicant			
3	Final acoustical tests of the plant shall be conducted upon the completion of construction. If the noise level at the property line exceeds 60 dB(A), plant operations shall cease and the plant design shall be modified to achieve the required level of noise reduction. In this case a new acoustical analysis shall be prepared.	Field Inspection				X	Applicant			
4	A Noise Monitoring Report shall be submitted to the Environmental Projects Manager, CD, City of Chula Vista upon completion of the acoustical test. The noise measurement report shall include: <ul style="list-style-type: none">Date, Time, and LocationDuration of MeasurementInstrument and CalibrationDB(A) L_{eq}NotesName of Acoustician	Submission of report				X	Applicant			
5	All construction equipment shall be maintained in good condition with factory installed or equivalent noise control systems.	Field Inspection		X			Applicant			

ENVIRONMENTAL CHECKLIST FORM

1. **Name of Proponent:** PG&E Dispersed Generation, LLC
2. **Lead Agency Name and Address:** City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910
3. **Address and Phone Number of Proponent:** 100 Pine St., Ste. 2860
San Francisco, CA 94111
(415) 675-6472
4. **Name of Proposal:** Peak Load Electrical Power Plant
5. **Date of Checklist:** June 23, 2000 (Revised 7/20/00 to reflect comments from RCC meeting of 7/17/00)

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
I. LAND USE AND PLANNING. <i>Would the proposal:</i>				
a) Conflict with general plan designation or zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: The project site is located at 3497 Main Street in the City of Chula Vista, CA. The property consists of one legal parcel (APN 629-062-04-00) that has no frontage on Main Street. The property is approximately 835 feet south of Main Street. A 20'± private easement road provides access to the site. The road is partially paved.

On-Site Land Use

The site is currently used as an operation and storage site by three small businesses – a house moving equipment company, a sandblasting equipment company, and an auto towing company. Structures on-site include (1) a high-bay steel garage 43' x 14' x 18' high, (2) a 10' x 10' office/toilet building, and (3) a small 10' x 15' x 9 high portable, wooden office building on the southern portion of the property. A security fence surrounds the property.

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portion of the site has been filled with imported soils. The site drains to the south into the Otay River, and to the west into a drainage swale that empties into the Otay River.

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Surrounding Land Uses

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Project Description

The facility is designed to be consistent with all governmental codes and regulations, including the Chula Vista IL industrial zone, conditions that may be included in the Conditional Use Permit, the conditions of the San Diego Air Pollution Control District Authority to Construct and Permit to Operate, and San Diego County Department of Environmental Health Permit for the ammonia storage tank.

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II. POPULATION AND HOUSING. *Would the proposal:*

- a) Cumulatively exceed official regional or local population projections? ☐ ☐ ☐ ☒

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: Implementation of the project would not create any additional employment opportunities or housing units in the area. The facility would be unmanned and remotely operated by PG&E DG control center personnel. There are no housing units located on the property. No significant population or housing impacts would result from construction and operation of the facility.

III. GEOPHYSICAL. *Would the proposal result in or expose people to potential impacts involving:*

a) Unstable earth conditions or changes in geologic substructures?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Disruptions, displacements, compaction or overcovering of the soil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change in topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) The destruction, covering or modification of any unique geologic or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Any increase in wind or water erosion of soils, either on or off the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay inlet or lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Exposure of people or property to geologic hazards such as earthquakes, landslides, mud slides, ground failure, or similar hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: The site is underlain with stream-terrace deposits (QT) that occur locally as a thin veneer along larger drainage courses. The deposits include unconsolidated sand and gravel derived locally from the sedimentary, igneous, and metamorphic rocks of the area. The southern portion of the site has been filled with material from an unknown source. The site has been graded to a level pad.

The soils on the site consist of Huerhuero loam (HrC) with a 2-9% slope. These soils are noted as having a very slow infiltration rate when thoroughly wetted, consisting chiefly of (1) clay soils with a high swelling potential, (2) soils with a high permanent water table, (3) soils with claypan or clay layer at or

Potentially
Significant
Impact Potentially
Significant
Unless
Mitigated Less than
Significant
Impact No
Impact

near the surface, and (4) shallow soils over nearly impervious materials. These soils are also rated as having a moderate erosion hazard.

Grading and Drainage

The project site is a graded pad adjacent to the Otay River. Finish grading required for the project involves 2,578 cu.yds of earthwork. The maximum cut slope height would be four feet at the project site entrance.

The existing on-site drainage pattern is to the southern property line and the Otay River and to the west where runoff flows from the property into the Otay River. The existing drainage swale is part of the City of Chula Vista storm drain system that conveys runoff from north of Main Street to the Otay River. The existing storm drain system would remain in its current condition with no alterations.

The proposed grading would direct surface runoff to a catch basin with a built-in filtration system in the southwest corner of the site. An 18-inch RCP storm drain would convey surface runoff to a headwall and energy dissipator located in an existing drainage swale immediately southwest of the project site. Development of the site would result in a negligible increase in the rate of surface runoff. The site would not be paved with impervious surfaces. No significant impacts to water resources have been identified and no mitigation measures are required.

No significant geophysical impacts would result from the construction and operation of the plant. The Engineering Department as a standard requirement of grading permit approval would require a soils report and compliance with the applicable recommendations.

Source: Michael P. Kennedy and Siang S. Tan, Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California, 1977

Source: U.S. Department of Agriculture, Soil Conservation Service, Soil Survey, San Diego Area, California, December 1973.

IV. **WATER.** *Would the proposal result in:*

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of people or property to water related hazards such as flooding or tidal waves? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Changes in the amount of surface water in any water body? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Changes in currents, or the course or direction of water movements, in either marine or fresh waters? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
excavations?				
g) Altered direction or rate of flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Impacts to groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Alterations to the course or flow of flood waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Substantial reduction in the amount of water otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: The only portions of the site that would be paved are the turbine and equipment enclosure and the electrical substation. The paved area would include approximately 14,000 sq. ft. (8-percent of the 3.8-acre site). A negligible increase in the rate and volume of runoff would occur as a result of the proposed development.

The existing drainage pattern would be maintained (see Section I above). Development of the project would result in a less than significant increase in the rate and volume of surface runoff. The containment system described in Section I above would reduce the potential for contaminants in the storm water runoff to a less than significant level.

The Federal Emergency Management Administration (FEMA) floodplain maps show the site as being within a 100-year floodplain. However, the FEMA maps were prepared prior to the filling of the site that occurred several years ago. The FEMA maps indicate the 100-year floodplain level at the site is 44 feet Above Mean Sea Level (AMSL). However, the site has been filled to a minimum elevation of 55 feet AMSL. Thus, the site is 10 to 11 feet above the 100-year floodplain level. The project would result in a less than significant impact to the Otay River valley floodplain and downstream waters.

No groundwater extraction is proposed. The containment system described in Section I above would reduce the potential for groundwater contamination to a less than significant level.

Stormwater Management

The facility will have two containment areas and a containment pond to minimize the potential release of non-storm water materials (transformer oil, aqueous ammonia) into the Otay River. The aqueous ammonia tank and electrical switchyard containment areas would be sized to hold 150% of the tank volume of ammonia and electrical transformer oil, respectively. The containment areas will also be sized to hold 150% of the rainfall falling within a containment area during a 100-year storm event. The switchyard facility, containing transformers filled with non-PCB oil, would be surrounded by a containment dike. In the event that an oil leak occurs, all oil would be contained within the diked area.

The 12,000-gallon aqueous ammonia tank would also be enclosed within a containment dike. In the event of an ammonia tank leak, all ammonia would be contained within the diked area. The plant operator/maintenance personnel would inspect the containment areas during their normal plant inspections. In the event of an oil or ammonia leak, the containment basins would be pumped out and disposed of as required County of San Diego Department of Environmental Health (DEH) and Regional Water Quality Control Board (RWQCB) regulations.

The switchyard and ammonia tank containment areas would be connected to a containment pond designed to prevent the release of non-storm water materials into the storm water drain system. The plant operator/maintenance personnel would inspect the switchyard and aqueous ammonia containment areas during and after rainstorms. Storm water collected in the diked containment areas would be pumped into a tank truck for removal from the site as required by City, DEH, and RWQCB regulations. If oil or ammonia are not present, the storm water in the containment areas would be released into the containment

pond.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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After storm water is transferred to the containment pond it would be inspected a second time for oil, ammonia or other contaminants. If none are present, the operator/maintenance personnel would open the valves releasing the storm water into the sewer system. If contaminants are present, the containment pond would be pumped out and the materials disposed of as required by City, DEH, and RWQCB regulations. Back up warning devices on the valves will warn operators if the valves are inadvertently left open.

The facility will be required to obtain a State Industrial Activities Storm Water General Permit as required by Federal Regulations (40CFR, Parts 122,123, and 124) that implement the Clean Water Act of 1987. The goal of the permit is to reduce or eliminate stormwater pollution and other impacts to surface waters from industrial sites. The stormwater permit requires operators of industrial facilities to develop a Stormwater Pollution Prevention (SWPP) Plan. The Plan would identify existing and potential sources of stormwater pollution, and describe how the facility would reduce or eliminate the potential for stormwater pollution. The SWPP Plan would outline the facilities stormwater contaminant assessment (high quantities of suspended solids). The plan would display a stormwater site map identifying drainage patterns, discharge structures and points, paved areas and buildings, areas of pollutant contact, and areas with soil erosion potential. The plan would include Best Management Practices (BMP's) to reduce the potential for stormwater pollution that include good housekeeping, preventive maintenance, spill clean-up procedures, stormwater flow control features, and employee training. The plan would identify practices and facility features designed to control pollution at its source. Another requirement is the development and implementation of a stormwater-monitoring plan in conjunction with the SWPP plan. PG&E Dispersed Generating Company would work closely with the Regional Water Quality Control Board (RWQCB) to determine BMP's and identify the most effective way to design features to control potential storm water contamination.

V. AIR QUALITY. Would the proposal:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any air quality standard or contribute to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Expose sensitive receptors to pollutants? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Alter air movement, moisture, or temperature, or cause any change in climate, either locally or regionally? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create objectionable odors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create a substantial increase in stationary or non-stationary sources of air emissions or the deterioration of ambient air quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments: The power plant consists of a simple cycle, natural gas-fired turbine operating at not more than 15,600 Btu/kW-hr with a net output not greater than 49.5 MW and heat input of 764.4 MMBtu/hr. The turbine would operate not more than 15.75 hours/day and not more than 4,980 hours/year. Startup and shutdown of the units would be limited to ensure operation would not exceed Air Quality Impact Analysis (AQIA) threshold levels. A Selective Catalytic Reduction (SCR) unit with an ammonia injection grid would be installed for control of oxides of nitrogen (NOx) emissions. A high temperature SCR system would be used to control NOx emissions to not more than 5 ppm @ 15% O2. Ammonia slip would be limited to 10 ppm @ 15% O2. Natural gas firing and good, efficient combustion practices would be used to minimize particulate matter (PM10), oxides of sulfur (SOx), and volatile organic compounds

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(VOC) emissions. Gas turbine operations would comply with Rule 69.3.1, as well as with other Air Pollution Control District (APCD) rules associated with fossil fuel fired operations.

A Best Available Control Technology (BACT) evaluation was prepared in fulfillment of the current San Diego APCD Regulation II, Rules 20.1 through 20.9, New Source Review (NSR). The BACT evaluation addressed control of NOx, VOC, PM10, SO2 and NH3 emissions from the proposed turbine. Annual NOx emissions from the site would be below major stationary source and AQIA thresholds. The BACT Evaluation submitted to the APCD demonstrated that the proposed turbine installation would be in compliance with all applicable emission rules, and that the emissions would be below the standards established by the APCD. No significant air quality impacts would result from the operation of the proposed turbine facility.

Source: PG&E Dispersed Generating Company, LLC, Application for Authority to Construct Chula Vista Power Plant Submitted to San Diego Air Quality Pollution Control District, January 6, 2000.

VI. TRANSPORTATION/CIRCULATION. *Would the proposal result in:*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increased vehicle trips or traffic congestion? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Inadequate emergency access or access to nearby uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Insufficient parking capacity on-site or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Hazards or barriers for pedestrians or bicyclists? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Rail, waterborne or air traffic impacts? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) A "large project" under the Congestion Management Program? (An equivalent of 2400 or more average daily vehicle trips or 200 or more peak-hour vehicle trips.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments: The facility would be unmanned and remotely operated by PG&E DG control center personnel. PG&E DG personnel or a local subcontractor would routinely inspect, service and maintain the facility. It is anticipated that operating and maintenance personnel would visit the facility 2 to 3 times per week. Vehicular traffic would be limited to operating and maintenance vehicles. Aqueous ammonia would be delivered by tanker truck as needed. During the peak operating period of May through October one to two tanker trucks per week would be required. In the winter season few, if any, deliveries would be required. Major overhauls of the turbine generators and pollution control equipment would occur every two years and require 2 to 3 weeks to complete by a crew of 10 to 15 technicians.

Access to the site would be from Main Street via an existing access road located within a private easement. The access road would be improved as per City of Chula Vista requirements. No hazards to pedestrians or bicyclists would be created. The proposed electrical plant facility would be consistent with

Potentially Significant Impact Potentially Significant Unless Mitigated Less than Significant Impact No Impact

all local transportation policies, including parking, and would not result in impacts to rail, water, or air traffic. No significant transportation/circulation impacts would occur.

VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Endangered, sensitive species, species of concern or species that are candidates for listing? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Locally designated species (e.g., heritage trees)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Wetland habitat (e.g., marsh, riparian and vernal pool)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Wildlife dispersal or migration corridors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Affect regional habitat preservation planning efforts? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments: The site is devoid of vegetation except for exotic plant material located in the drainage swale along the western property boundary. No animal species are present on-site. The site has not served as a wildlife dispersal corridor because the property has been fenced for several years. The area immediately south of the project site is a heavily vegetated riparian habitat associated with the Otay River. The Otay Valley Regional Park Concept Plan and the City of Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan identifies the adjacent area as "open space/preserve area."

Vincent N. Scheidt conducted a focused biological survey of the adjacent area to the south in March and April 2000. Riparian woodland vegetation is present immediately beyond the southern fence line of the property. Indicators in this habitat include Black and Arroyo Willow (*Salix gooddingii*, *S. lasiolepis*), Mule Fat (*Baccharis glutinosa*), San Diego Marsh Elder (*Iva hayesiana*), American Bulrush (*Scirpus olneyi*), and Cattails (*Typha latifolia*). Also present in and along the periphery of the riparian area are noxious and weedy species, including Castor Bean (*Ricinus communis*), Tamarisk (*Tamarix*), Giant Wild Reed (*Arundo donax*), Indian Rice Grass (*Oryzopsis miliacea*), and others. These have degraded the riparian habitat to a degree, although this wetland is still of regional significance to area wildlife.

The only animal species associated with the project site itself are locally common species, such as Housefinch (*Carpodacus mexicanus*), English Sparrows (*Passer domesticus*), House Mouse (*Mus musculus*), Western Fence Lizards (*Sceloporus occidentalis*) and other vertebrates that are tolerant of or dependent upon development. The riparian area, however, supports a diversity of native species, including Song Sparrows (*Melospiza melodia*), Yellow Warblers (*Dendroica petechia*), Least Bell's Vireos (*Vireo bellii pusillus*), and others.

Utilization of the site will have no direct, adverse impacts to area wildlife or sensitive species. Only insignificant impacts, as defined by CEQA, to locally common species and weeds will result from site development. However, indirect impacts are considered potentially adverse and significant, as defined by CEQA. A number of obligate riparian songbirds were detected during the surveys for this report, including several sensitive species, and others are anticipated to occur in this area. These species could be adversely affected by noise created by the construction of the proposed power generating facility. Mitigation measures listed in the attached Mitigation Monitoring and Reporting Program would reduce the potential

impacts to a less than significant level.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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Noise produced by the operation of the plant could result in adverse impacts to sensitive species occupying the riparian habitat south of the project site. An analysis of plant operation noise is contained in Section X of this Initial Study.

Sources:

City of Chula Vista, Otay Valley Regional Park Concept Plan February 21, 1997, p. 37.

City of Chula Vista, Multiple Species Conservation Program Subarea Plan, January 4, 2000 (Administrative Draft).

Scheidt, Vincent N. A Biological Resources Survey Report for the Proposed PG&E Dispersed Generating Company Power Generating Plant, May 2000.

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal:*

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with adopted energy conservation plans? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Use non-renewable resources in a wasteful and inefficient manner? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) If the site is designated for mineral resource protection, would this project impact this protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments: The proposed facility is an electrical power generation plant designed to meet the local and regional electrical requirements as well as providing for regional transmission system and local distribution grid support. Providing transmission and distribution grid support as well as additional electrical capacity would enhance the reliability of electrical service to the San Diego region. The project site does not contain any known mineral resources. No significant energy or mineral resource impacts would occur and no mitigation measures are required.

IX. HAZARDS. *Would the proposal involve:*

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: petroleum products, pesticides, chemicals or radiation)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Possible interference with an emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) The creation of any health hazard or potential health hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Exposure of people to existing sources of potential health hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Increased fire hazard in areas with flammable brush, grass, or trees? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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Comments: Main Street is identified as an Evacuation Route in the City's General Plan (p. 8-6). The unmanned power plant, located south of Main Street, would not result in a significant impact to the City's emergency response plan or emergency evacuation plan because the plant would not require evacuation. Traffic congestion would not occur as a result of the plant's operation and maintenance.

A Hazardous Materials Business Plan would be prepared in accord with the requirements of the County Department of Environmental Health requirements. The Business Plan would identify emergency response coordination with the City's emergency responders, emergency drills, and associated training.

Hazardous materials that would be used at the proposed plant include transformer oil, lubrication oil, cleaning fluids, and aqueous ammonia used in the control of NOx turbine emissions. The aqueous ammonia is the primary hazardous material of concern for accidental release. The aqueous ammonia would be in a 19% concentration, and would be stored in a single 12,000-gallon tank.

A Risk Management Plan (RMP) that identifies safety procedures, accident prevention, analysis of external events, and emergency response procedures would be submitted to the County of San Diego, Department of Environmental Health, Hazardous Materials Division for approval as required by the California Accidental Release Program (CalARP). The RMP would identify the potential effects of accidental releases and design features to minimize risk. The design features would include containment berms and secondary containment as shown on the project site plan, emergency shutdown procedures, ammonia sensors, training procedures, emergency response, and other safety procedures required by CalARP.

Preliminary modeling prepared for the project indicates no adverse health affects would be experienced under reasonable accident scenarios utilizing on-site control features required by the RMP. Final modeling results would be submitted to the County Department of Environmental Health (DEH). The DEH would issue the RMP for public review and comment; public review is anticipated to occur in July 2000.

Natural gas used to fuel the turbine would be delivered to the site by an extension of the existing underground natural gas line in Main Street. Natural gas from the underground line would be injected directly into the turbine and would not be stored on-site. Automatic shutoff valves would close the gas line in the event of a plant malfunction or ground shaking activity that could allow natural gas to escape to the atmosphere. An automatically operated fire suppression system would be installed at the facility to extinguish gas or electrical fires.

Flammable brush, grass, and trees are not present on-site or on the adjacent properties. The project would not result in a significant fire hazard

X. NOISE. *Would the proposal result in:*

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Increases in existing noise levels? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of people to severe noise levels? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments: The project site is surrounded by industrial land uses to the north, east, and west. The adjacent area to the south, within the City of San Diego, is designated as "open space/habitat preserve." The nearest residential property line is 360 feet west of the project site. The City of Chula Vista MSCP Subarea Plan requires that excessively noisy uses or activities adjacent to breeding areas, including temporary grading activities, must incorporate noise reduction measures or be curtailed during the

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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breeding season of sensitive bird species. The applicable noise standards are:

- The City of Chula Vista Municipal Code (§19.68.030) noise standard for light industrial land use areas is 70 dB during the hours of 7:00 A.M. and 10:00 P.M. on weekdays (8:00 A.M. to 10:00 P.M. on weekends) and 70 dB during the hours of 10:00 P.M. and 7:00 A.M. on weekdays (10:00 P.M. to 8:00 A.M. on weekends).
- The City of Chula Vista Municipal Code (§19.68.030) noise standard for residential land use areas is 55 dB during the hours of 7:00 A.M. and 10:00 P.M. on weekdays (8:00 A.M. to 10:00 P.M. on weekends) and 45 dB during the hours of 10:00 P.M. and 7:00 A.M. on weekdays (10:00 P.M. to 8:00 A.M. on weekends).
- The City of Chula Vista MSCP Subarea Plan (p.64) states that, "Construction noise within 500 feet of an occupied nest for the coastal California gnatcatcher, least Bell's vireo and raptors should not exceed 60 dB during the following periods: February 15 through August 15 for the coastal California gnatcatcher, March 1 through September 15 for the least Bell's vireo, and December 1 through June 31 for raptors. If grading activities are proposed within 500 feet of an occupied nest identified in a pre-construction survey during the applicable breeding season(s), noise reduction techniques, such as temporary noise walls or berms, shall be incorporated into the construction plans to reduce noise levels below 60 dB Leq. Outside the bird breeding season(s), no restrictions shall be placed on temporary construction noise.

Noise sources associated with the proposed project can be identified within three categories: (1) construction noise; (2) mobile noise sources, generally consisting of noise from cars and trucks; and (3) stationary mechanical equipment operation. The Chula Vista Municipal Code exempts construction and demolition activities from its exterior noise level limitations. However, most municipalities consider construction activities on Sunday or Nighttime as intrusive. Construction noise will usually exceed typical background noise levels but will generally be for a short term and will generally occur during daytime hours on weekdays and Saturdays. Mobile noise sources after construction is completed will consist of operations and maintenance vehicles that will contribute negligible overall noise to the area and will not further be considered.

Noise from the stationary mechanical equipment will come from five dominant sources:

- The two separate engine air intakes and single turbine exhaust. Full acoustic data is not currently available for these engines; however, initial engineering estimates are for each of these three openings generate about 140 dB(A) directly at the opening.
- Direct noise radiation from the equipment, a currently unknown sound level, is estimated to be a maximum of 105 to 115 dB(A).
- The high pressure reciprocating natural gas compressor is estimated to operate at 100 dB(A) at a distance of 10 feet from the unit. This is based on data taken at other natural gas compressors. The manufacturer will supply actual data at the time of unit specification.
- The high volume air blower for generator cooling is estimated it to operate at 100 dB(A) at intake and exhaust openings. Full acoustic data is not currently available for the blower.
- Noise data for the absorption chillers and pumps, to be located inside the turbine enclosure, is not currently available. The manufacturer will supply sound data at the time of unit specification.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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The stationary mechanical equipment could produce noise levels as high as 130 dB(A) at the property line if noise control measures are not included in the plant design. Precise noise data for each component in the plant is not available at this time because specific pieces of equipment to be installed have not been selected. Consequently, it is not possible to provide a final noise control system design at this time.

A variety of conventional noise reduction techniques would be included in the plant design. Noise reduction techniques would be installed, as needed, to reduce noise levels to 60 dB at the property line. Noise reduction techniques that would be utilized have noise reduction characteristic as follows:

<u>Technique</u>	<u>Noise Reduction</u>
In Line Silencer	2 to 5 dB per foot
Louvers	10 to 20 dB per unit
Lined Right Angle Turns in Ducts	4 to 8 dB per turn
Lined Covers at Inlet/Exhaust	4 to 8 dB (one per unit)
Noise Containment Walls	6 to 18 dB per unit

Note: The actual values of sound reduction are frequency and unit dependent. These values are intended only as an overview of capabilities.

As can be seen from the above list, 20 feet of silencer at 3 dB per foot (60 dB) plus two right angle turns (6 dB / turn), a louver (15 dB), and a cover (6 dB), provide approximately 93 dB reduction in noise. Therefore, noise from each of two combustion engine inlets at 140 dB(A) should be reduced to 47 dB(A). While this is relatively quiet, it should be noted that if all of the individual noise generating components are summed after reduction to an equivalent level for the five known listed noise generating components listed above, the sum of the noise would equal almost 57 dB(A). This analysis is not intended as a final description of techniques for this project. The final analysis would include specific details including full frequency analysis for each system component.

Portions of the project require special consideration for the noise mitigation systems. These include:

- The 900-degree (Fahrenheit) system exhaust. This will require silencing systems designed to ensure ongoing system functionality.
- The high-pressure natural gas compressor. The State of California mandates open-air ventilation requirements; these must be maintained by the noise quieting system.

A six-step mitigation program has been prepared that assures compliance with the City of Chula Vista Noise Ordinance standards and the 60 dB(A) guideline contained in the City of Chula Vista draft MSCP Subarea Plan. The six-step mitigation program is contained in the attached Noise Mitigation and Monitoring Program. A final set of mitigation measures will be formulated during the design and construction phase to address precise noise data from each component piece of equipment to be installed. Implementation of the specific mitigation program would reduce noise impacts to 60 dB(A) at the property line and result in a less than significant level of noise impact.

XI. PUBLIC SERVICES. *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*

a) Fire protection? ☐ ☐ ☐ ☒

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: No new or altered governmental services would be required to serve the project. The Fire Department has specified that the existing access road be improved to a minimum 20-foot wide all weather driving surface between Main Street and the project site. No impact to schools would occur because the project would not generate any students. School fees would be paid as required by the school districts. Development impact fees and traffic signal fees would be paid as required by the City of Chula Vista fee schedule. Fire and police protection can be adequately provided to the site.

XII. Thresholds. Will the proposal adversely impact the City's Threshold Standards?

☐ ☐ ☐ ☒

As described below, the proposed project does not adversely impact any of the Threshold Standards.

a) Fire/EMS ☐ ☐ ☐ ☒

The Threshold Standards requires that fire and medical units must be able to respond to calls within 7 minutes or less in 85% of the cases and within 5 minutes or less in 75% of the cases. The City of Chula Vista has indicated that this threshold standard would be met, since the nearest fire station is three miles away and would be associated with a six-minute response time. The proposed project would comply with this Threshold Standard.

Comments: The fire/EMS threshold would be met as reported by the Fire Department.

b) Police ☐ ☐ ☐ ☒

The Threshold Standards require that police units must respond to 84% of Priority 1 calls within 7 minutes or less and maintain an average response time to all Priority 1 calls of 4.5 minutes or less. Police units must respond to 62.10% of Priority 2 calls within 7 minutes or less and maintain an average response time to all Priority 2 calls of 7 minutes or less. The proposed project would comply with this Threshold Standard.

Comments: The police threshold would be met as reported by the Police Department.

c) Traffic ☐ ☐ ☐ ☒

The Threshold Standards require that all intersections must operate at a Level of Service (LOS) "C" or better, with the exception that Level of Service (LOS) "D" may occur during the peak two hours of the day at signalized intersections. Intersections west of I-805 are not to operate at a LOS below their 1987 LOS. No intersection may reach LOS "E" or "F" during the average weekday peak hour. Intersections of arterials with freeway ramps are exempted from this Standard. The proposed project would comply with this Threshold Standard.

Comments: As indicated by the Traffic Section of the City's Engineering Division comments, the traffic threshold would be met because the project would result in only two or three trips per week.

☐ ☐ ☐ ☒

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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d) Parks/Recreation

The Threshold Standard for Parks and Recreation is 3-acres/1,000 population. The proposed project would not result in additional population.

Comments: No additional park and recreation facilities would be required because the project would not increase the population of the City of Chula Vista.

e) Drainage

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Threshold Standards require that storm water flows and volumes not exceed City Engineering Standards. Individual projects would provide necessary improvements consistent with the Drainage Master Plan(s) and City Engineering Standards. The proposed project would comply with this Threshold Standard.

Comments: The project is designed to comply with all of the City Engineering Standards, Drainage Master Plan requirements, and RWQCD regulations. Section I above describes the proposed on-site drainage facilities. The project design would be consistent with the drainage threshold standard.

f) Sewer

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Threshold Standards require that sewage flows and volumes not exceed City Engineering Standards. Individual projects would provide necessary improvements consistent with Sewer Master Plan(s) and City Engineering Standards. The proposed project would comply with this Threshold Standard.

Comments: No sewer facilities are proposed to be installed at the power plant facility.

g) Water

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Threshold Standards require that adequate storage, treatment, and transmission facilities are constructed concurrently with planned growth and those water quality standards are not jeopardized during growth and construction. The proposed project would comply with this Threshold Standard.

Applicants may also be required to participate in whatever water conservation or fee off-set program the City of Chula Vista has in effect at the time of building permit issuance.

Comments: Potable water would be extended to the site from the existing water main in Main Street. Potable water would be used only for the drinking needs of operating personnel and equipment maintenance. The natural gas turbine and other equipment would be air-cooled and would not require water for cooling purposes or operation. However, the plant may choose to use water injection for a more efficient pollution control. Inlet chilling may be used to minimize power output degradation due to high ambient temperature. These uses, if utilized, would range from 3,000 gallons/hr to 6,000 gallons/hr. The operation of the power plant facility would not result in a significant impact to the City of Chula Vista water system.

XIII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems, or substantial alterations to the following utilities:*

a) Power or natural gas?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Communications systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
c) Local or regional water treatment or distribution facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Sewer or septic tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Solid waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: Electrical service would be obtained from circuits located on the existing 69 kV electrical transmission line along the eastern property line. An underground natural gas line would be extended to the site from the existing natural gas line in Main Street. An underground telephone line would be extended to the site from the nearest available service. Water service would be extended to the site from the existing water main in Main Street. Sewer service is not proposed to be installed at the facility; however, it should be noted that an existing sewer line crosses the property in an east-west direction along the northern property line. The project site would be graded to drain to a new catch basin at the southwest corner of the site. This catch basin would discharge into an existing drainage swale that is part of the City of Chula Vista storm drain system. A negligible quantity of solid waste would be generated by the unmanned power plant. New services systems, or substantial alteration of existing systems, would not be required for the operation and maintenance of the power plant.

XIV. AESTHETICS. *Would the proposal:*

a) Obstruct any scenic vista or view open to the public or would the proposal result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause the destruction or modification of a scenic route?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a demonstrable negative aesthetic effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create added light or glare sources that could increase the level of sky glow in an area or cause this project to fail to comply with Section 19.66.100 of the Chula Vista Municipal Code, Title 19?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Reduce an additional amount of spill light?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: The project site is not located in the viewshed of an identified scenic route, vista, or view. The site is located in an industrially zoned area and is surrounded on the north and east by existing industrial development. The currently vacant property to the west was previously used for an industrial activity, and is planned for reuse as an industrial activity. An existing single-family residential area is located westerly of the vacant property. The project site is screened from westerly views by mature vegetation along the drainage swale that parallels the western property line and by fencing along the drainage swale. Single-family residences are located 1,350 feet to the south across the Otay River valley. These residences are elevated approximately 40 feet above the project site, and have a distant downward

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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view across the project site. The distant southerly views of the site are partly obscured by mature trees along the southern property line. The proposed power plant project would not result in a significant impact to views from the north, east, west, or from the distant southerly views.

The Otay Valley Regional Park is located immediately south of the project site. The dense riparian vegetation along the river channel extends to the southern boundary of the site. This vegetation completely screens the site from view to hikers using the existing trails along the river channel. Consequently, the proposed power plant would not result in a significant visual impact to trail users. The Otay Valley Regional Park Concept Plan shows a conceptual trail along both sides of the river channel. However, the alignment of the trails is at a concept stage and an exact alignment has not been identified. Given the location of the existing trail along the north side of the channel, and the configuration of properties abutting the park, the future trail alignment is likely to be located near the existing trail. Thus, it is anticipated that the power plant would not have a demonstrable negative aesthetic effect on future trail or park users.

No night lighting of the facility is proposed except for required safety lighting. Implementation of City Code standards would reduce light and glare produced by the installation of safety lights to a less than significant level.

The project landscape plan proposes a ten-foot high chain-link fence with opaque screening slats around the perimeter of the site. *Tristania conferta* and *Pinus canariensis* trees in 15-gallon and 24-inch boxes are proposed to be planted along both sides of the fence with grouping of trees in selected locations. The existing slopes along the eastern property boundary would be planted with one-gallon *Cotoneaster dammeri*, four-feet on center. The proposed fencing and landscaping would further screen the power plant from off-site views.

XV. CULTURAL RESOURCES. *Would the proposal:*

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Will the proposal restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Is the area identified on the City's General Plan EIR as an area of high potential for archeological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments: There are no known cultural resources on the project site, or in the immediate surrounding area. The site has been previously filled with imported material from an unknown source. Consequently, the proposed project would not result in a significant impact to cultural resources.

XVI. PALEONTOLOGICAL RESOURCES. *Will the*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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proposal result in the alteration of or the destruction of paleontological resources?

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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Comments: The site has been graded and imported fill material placed on-site. Adjacent areas to the east and west have been similarly graded and filled. There are no known paleontological resources on the site or in the adjacent area. The extent of proposed grading is limited; therefore no potential impacts to paleontological resources are anticipated.

XVII. RECREATION. *Would the proposal:*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increase the demand for neighborhood or regional parks or other recreational facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Affect existing recreational opportunities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Interfere with recreation parks & recreation plans or programs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments: There are no recreational facilities in the vicinity of the site other than the Otay Valley Regional Park located to the south. The proposed power plant would not result in significant impacts to the park as discussed in Section XIV (Aesthetics) above. Existing and/or future uses of the park would not be significantly impacted by the power plant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

See Negative Declaration for mandatory findings of significance. If an EIR is needed, this section should be completed.

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods or California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Comments: A number of obligate riparian species were detected, including several sensitive species, and others are anticipated to occur in this area. All of these could be adversely affected by noise created by the proposed power generating facility. Such effects can be mitigated to a less than significant level through the implementation of mitigation measures included in the attached Mitigation Monitoring and Reporting Program.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comments: The construction and operation of Peak Load Power Plant at this location would not result in a significant impact to adopted long-term environmental goals of the City of Chula Vista as stated in the General Plan and other adopted planning documents.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Does the project have impacts that are individually limited, but cumulatively | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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Comments: There are no recently completed projects, current applications, or reasonably foreseeable applications in the vicinity of the project site.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Comments: No substantial adverse effects on human beings would result from installing a gas turbine Peak Load Power Plant at the proposed project site. Please see Section IX for a discussion of potential hazards associated with the project.

XIX. PROJECT REVISIONS OR MITIGATION MEASURES:

The following project revisions have been incorporated into the project and would be implemented during the design, construction or operation of the project:

None.

The mitigation measures listed in the attached Mitigation Monitoring and Reporting Program have been incorporated into the project and would be implemented during the design, construction or operation of the project:

XX. AGREEMENT TO IMPLEMENT MITIGATION MEASURES

By signing the line(s) provided below, the Applicant(s) and/or Operator(s) stipulate that they have each read, understood and have their respective company(s) authority to and do agree to the mitigation measures contained herein, and would implement same to the satisfaction of the Environmental & Planning Manager for the Community Development Department. Failure to sign the line(s) provided below prior to posting of this [Mitigated] Negative Declaration with the County Clerk shall indicate the Applicant(s) and/or Operator(s) desire that the Project be held in abeyance without approval and that Applicant(s) and/or Operator(s) shall apply for an Environmental Impact Report.

Philip L. Hinshaw
Printed Name and Title of Authorized Representative of
[Property Owner's Name]

PHILIP L. HINSHAW
Signature of Authorized Representative of
[Property Owner's Name]

6-23-00
Date

Printed Name and Title of
[Operator if different from Property Owner]

Signature of Authorized Representative of
[Operator if different from Property Owner]

Date

XXI. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population and Housing | <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Geophysical | <input type="checkbox"/> Energy and Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Water | <input type="checkbox"/> Hazards | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Paleontology | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

XXII. DETERMINATION:

On the basis of this initial evaluation:

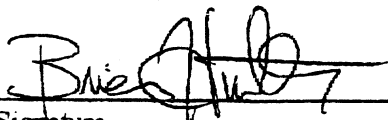
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared. ☒

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impacts" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. An addendum has been prepared to provide a record of this determination. ☐


Signature

6-23-00
Date

Brian Hunter
Planning & Environmental Manager
City of Chula Vista